

DECEMBER 6, 2021

PHOENIX - 101 AND FLW

14900 N PIMA ROAD
SCOTTSDALE, AZ 85260

OWNERSHIP	
PLATFORM	NEW BUILD
INTERIOR TIER	TIER 5
EXTERIOR TIER	TIER 5
SQUARE FOOTAGE	4500
BUDGET (MANAGED)	TBD

☐ CRE DESIGN GOVERNANCE APPROVAL

APPROVED BY: _____ DATE: _____

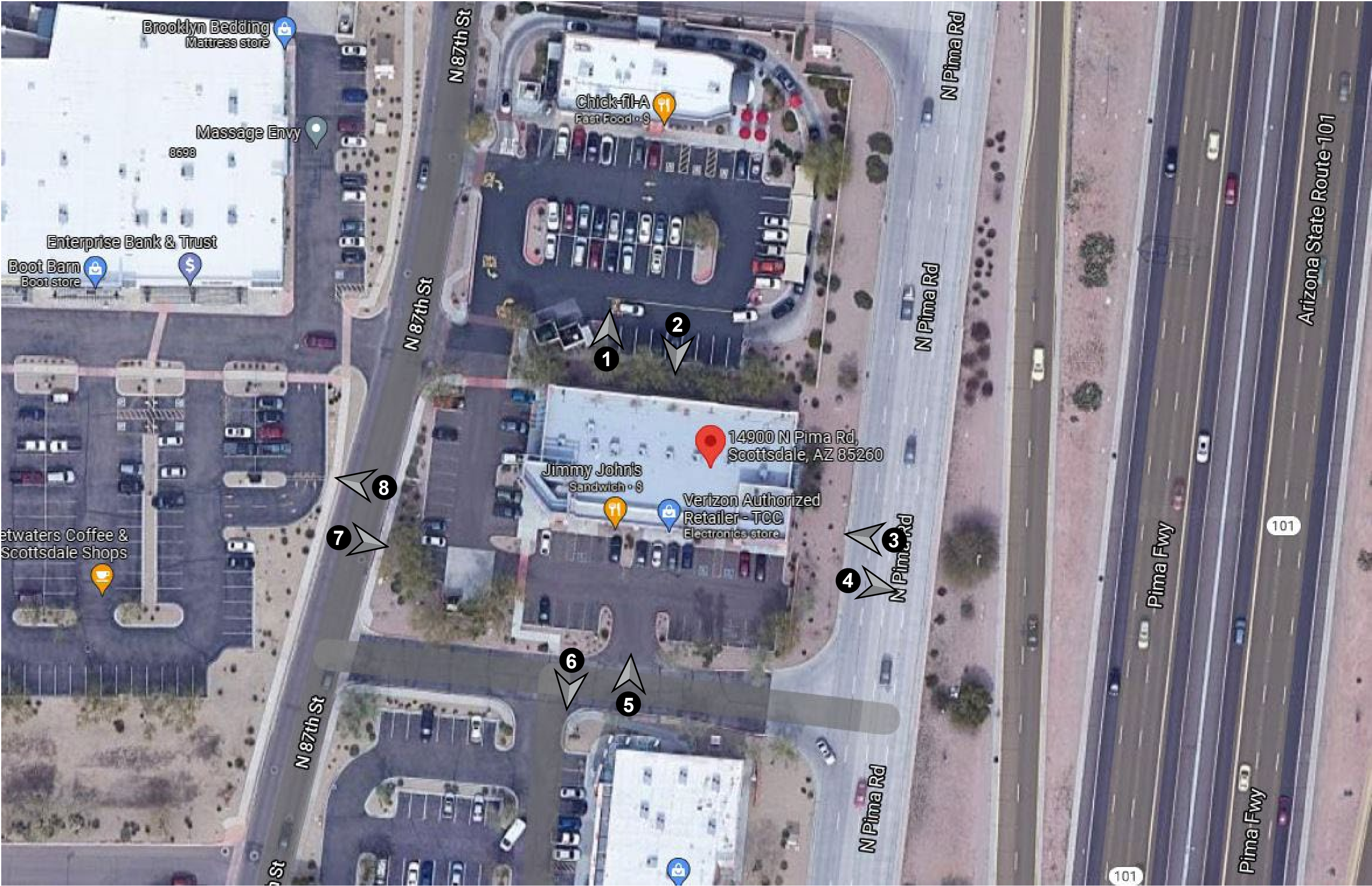
☐ PAO APPROVAL

APPROVED BY: _____ DATE: _____



(C) 2021 RSP ARCHITECTS, LTD





NORTH - TOWARD SITE



NORTH - AWAY FROM SITE



EXISTING SITE PHOTOS

EAST - TOWARD SITE



EAST - AWAY FROM SITE



EXISTING SITE PHOTOS

SOUTH - FACING SITE



SOUTH - FACING AWAY FROM SITE



EXISTING SITE PHOTOS

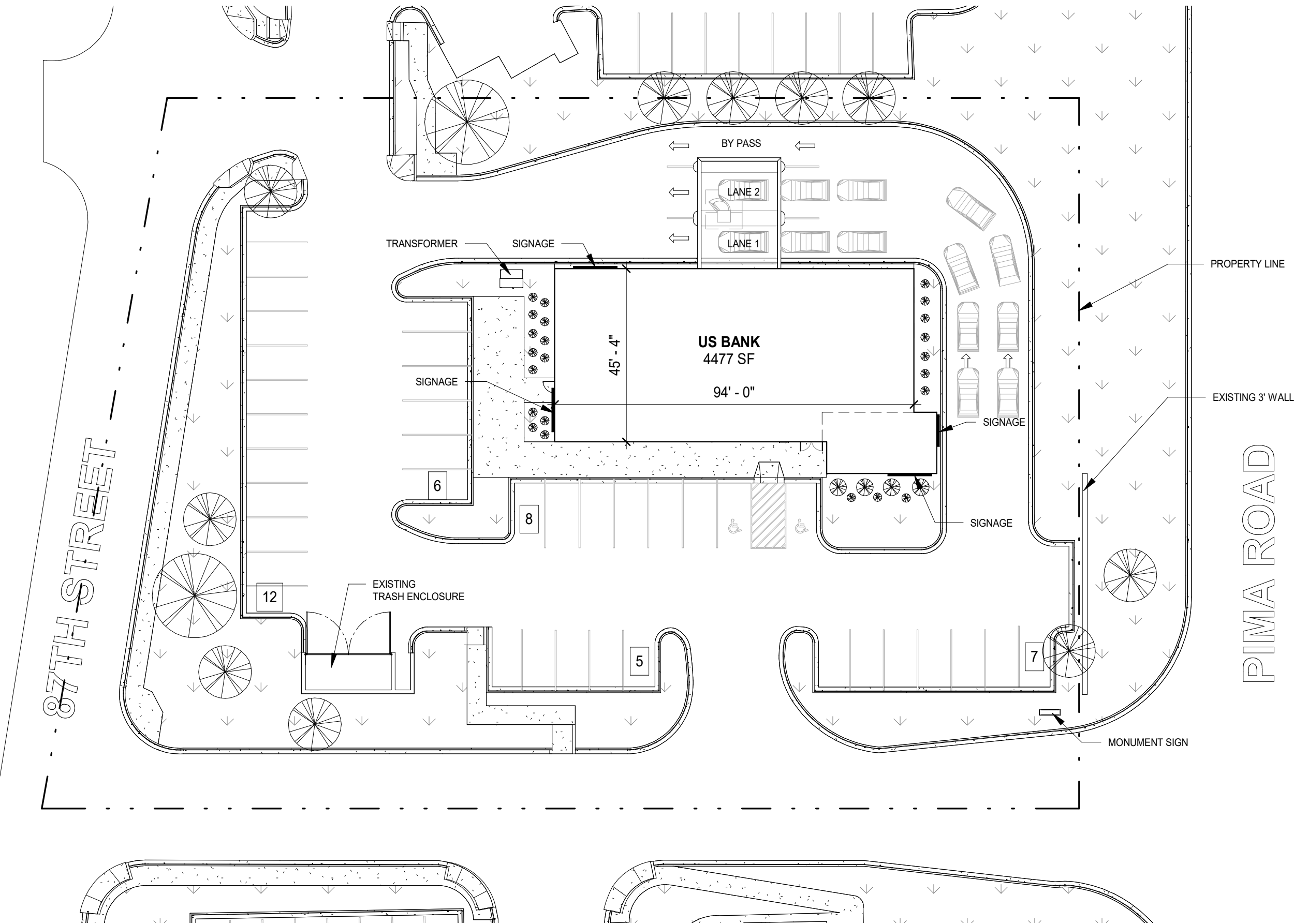
NORTH - FACING SITE



NORTH - FACING AWAY FROM SITE

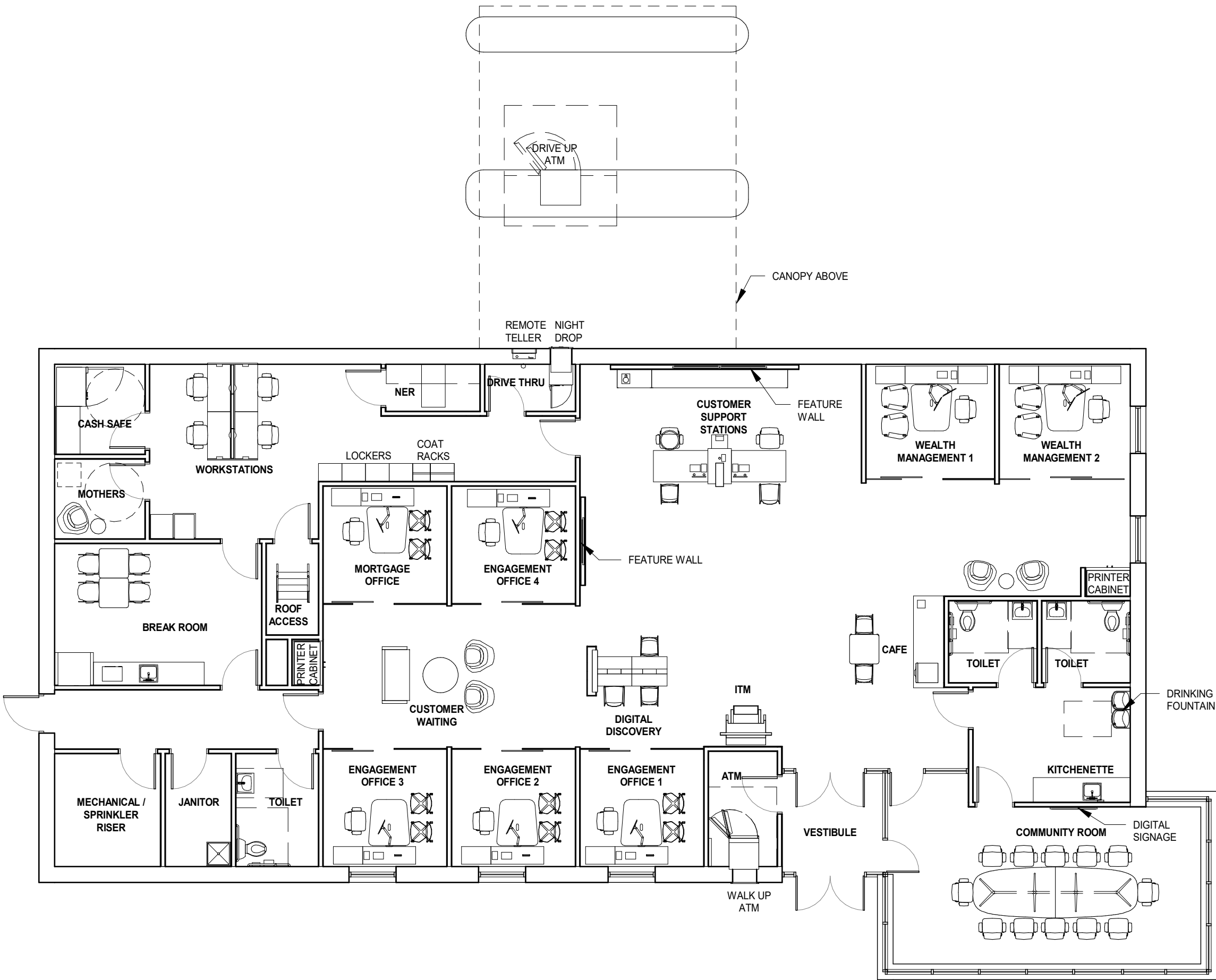


EXISTING SITE PHOTOS



PARKING	
REQUIRED PARKING STALLS	19
PROVIDED PARKING STALLS	38
ADA PARKING STALLS	2

PROPOSED SITE PLAN



FORMAT: TIER	HUB GROUND UP
SQUARE FOOTAGE	
RENTABLE (PER PROGRAM):	4500 SF
GROSS BUILDING AREA:	4477 SF
OCCUPANCY	
GENERAL BUSINESS AREA (100 SF/OCC):	41 OCC
COMMUNITY ROOM (15 SF/OCC):	24 OCC
TOTAL OCCUPANTS	65 OCC
PLUMBING FIXTURES	
TOILETS:	3 REQUIRED 3 PROVIDED
DRINKING FOUNTAINS:	1 REQUIRED 1 HI/LO PROVIDED
SERVICE SINK:	1 REQUIRED 1 PROVIDED
MOTHER'S ROOM	NONE REQUIRED

PROPOSED SPACE PLAN

Project Information			
Branch Name	Phoenix - 101 and Frank Lloyd Wright	Issued By	A. Paul
Branch Number	N/A	Date Created	10/6/2021
CRE Site Number	N/A	Date Revised	11/2/2021
Address	14900 N Pima Road	Proposed SIC Month	Dec-21
	Scottsdale, AZ 85260	Project Type	Shell Fit Out
Square Footage	4500	Format	Hub
BR Location	No	Community/Metro	Metro

Module Selection		
Module	Include	Quantity
ATM	Yes	1
ITM	Yes	1
DU ATM	Yes	1
Drive Thru (Teller)	No	See notes
Night Drop	Yes	
CS Station V2	Yes	2
ISOS Standing Teller Pod	No	
TCR	Yes	1
Teller Line (BR Only)	No	
Engagement Offices	Yes	7
Digital Discovery Center	Yes	
Customer Waiting	Yes	
Community Room	Yes	
Conference Room	No	
Café	Yes	
Digital Signage	Yes	
Safe Deposit Boxes	No	
BOH Workstations	Yes	4
Breakroom	Yes	

Remodel Strategy	
No	Refresh
No	Transition
No	Transform

Dedicated Partner Space	
Yes	Wealth Management

Digital Signage Locations	Quantity
Yes	Support Stations/Teller Line
Yes	Community Room
No	Conference Room
Yes	Lobby Feature Wall
No	Exterior Facing
Yes	DDC

Exterior	
New Exterior Sign(s)	
Exterior Scope Level	

Notes
<p>Ground up, freestanding, build to suit building</p> <p>2 DU lanes: Lane 1 - night drop and tube to CSS and Lane 2 ATM</p> <p>1 TTW WU ATM and 1 in-lobby ITM</p> <p>2 offices dedicated to WM</p> <p>11/2/2021 update: Added 1 more engagement office for dedicated Mortgage</p>

SIGNAGE CODES PROVIDED BY STRATUS

PRE-PERMIT SIGN INFO		Property ID:	14900
A.) Project Name:	US Bank		Date: 10/20/2021
B.) Street Address:	14900 N Pima Road		
C.) Town / City / State / Zip:	Scottsdale, AZ 85260-2664		
D.) Contact for Permit/Zoning:	Wayland Barton		
E.) Contact Telephone:	480-312-7000		
Contact E-Mail if available:	WBarton@Scottsdaleaz.gov		
F.) Jurisdiction: City/Town	City of Scottsdale	Address: 3939 N. Drinkwater Blvd.	
or, County of:		City, ST Zip: Scottsdale, AZ 85251	
G.) Zoning Classification for property:	Per Wayland, C 2 - Central Business		
H.) Is there a Master Sign Plan?	No per Wayland.		
I.) Is a permit required?	Yes		
J.) What documents are required to file for the permit?	https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/APP_SignPermit.pdf		
K.) How long is the permit process?	4-8 weeks. Normally permitting times are not in effect during the pandemic as cities learn to revamp the way they are doing things you can expect delays.		
L.) What are the fees for a sign permit?	\$185 and up.		
M.) Is engineering needed for wall signs?	May be required based on scope of work.		
N.) Does engineering require a PE stamp?	Yes		
O.) Is landlord approval required?	Yes		
P.) Legal Description Required for permit?	Yes		
Q.) Plat/Site Plan required for permit?	Yes		

ATTACHED SIGNS & WINDOW GRAPHICS	
1.) Formula for calculating wall sign square footage (Max. Sq. Footage - Primary & Secondary signs):	<p>Maximum sum total sign area per business 1.5 square feet of sign area for every 1 linear foot of the longest business front.</p> <p>Maximum sign area of a business front that is less than 200 feet from any street line 1 square foot for each 1 lineal foot of business front, not to exceed maximum sum total of the business.</p> <p>Maximum sign area of a business front that is equal to or greater than 200 feet from any street line 1.5 square feet for each 1 lineal foot of business front, not to exceed maximum sum total of the business.</p> <p>Maximum sign area of any building sign:</p> <p>1. Forty (40) square feet in the Type 1 Area, and</p> <p>2. Two hundred fifty (250) square feet elsewhere.</p>
2.) Sq Ft allowance for bldg. sides / rear:	See above.
3.) How is the sign area calculated?	<p>Area of sign. In the case of individual characters used as a sign, the area is ninety (90) percent of the area enclosed within the smallest regular geometric figure needed to completely encompass all characters of the sign, including horizontal spacing between characters, except as otherwise provided herein. For signs other than individual characters, the area is the smallest regular geometric figure needed to completely encompass the total area of a cabinet or panel, or the total area within the outer edge of a frame or other material, color, or condition utilized to create an outer border of the sign. The area of sign does not include address signs that are twelve (12) inches or less.</p> <p>Sum total sign area. Aggregate area of all building signs, not including address signs twelve (12) inches or less, for any individual use and may include the area of a freestanding sign.</p>
4.) Total # Wall Signs allowed per building elevation:	Based on aggregate area of sign provisions herein; subject to review.
5.) What is the max letter/character height allowed?	<p>Cannot exceed roofline.</p> <p>Maximum height of an individual character of a sign: six (6) feet.</p> <p>Maximum height of a cabinet or panel: six (6) feet.</p> <p>Maximum Height of sign (To Top of Sign) 36 feet.</p>

6.) Does the ordinance restrict color, design or illumination?	<p><input type="checkbox"/> Illumination.</p> <p>A. Signs may only be illuminated as provided herein.</p> <p>B. Permanent signs may be illuminated only by internal, internal indirect or by indirect lighting unless otherwise specified.</p> <p>C. Indirect sign lighting shall be shielded so that the illumination source is not visible from any adjacent street or property.</p> <p><input type="checkbox"/> Prohibitions. The following are prohibited:</p> <p>A. Flashing, blinking, or rotating light emitting device;</p> <p>B. Exposed neon or similar cold or hot cathode, fiber, or rod illumination;</p> <p>C. Exposed incandescent, fluorescent, metal halide, mercury vapor, and high and low pressure sodium lamp; and</p> <p>D. Exposed light emitting diodes (LEDs), except for indirect lighting.</p> <p><input type="checkbox"/> Permitted lights on signs. The only lights or illumination permitted on signs shall be reverse channel letter halo illumination, internally illuminated letters or low level signage indirect lighting, all designed to control glare and mute lighting impacts. Light sources shall be shielded from view and shall not allow spillage beyond the signage. Landscaping and landscape accent lighting shall be integrated with signage elements to create focal points that enhance the existing sense of place and shall be directed towards the sign copy and place-making elements (the textures, plants and materials of the sign, not the overall sign).</p> <p><input type="checkbox"/> No part of the sign shall be placed a distance greater than twelve (12) inches from the</p>
7.) Does window vinyl need to be permitted, if so how much is allowed?	<p>Permanent Window Signs.</p> <p>1. Maximum number of signs per business: one (1) sign.</p> <p>2. Maximum area of sign: two (2) square feet.</p> <p>3. Illumination, if provided, shall be internal.</p> <p>4. The sign shall be placed inside the building, and may be displayed in a door or window, but no sign is permitted in unglazed openings.</p> <p>5. The sign shall not be calculated in the sign budget for the property.</p>
8.) Is the entire graphic calculated or just the company logo and name?	<p>Entire graphic.</p>

Individual characters of a sign shall not be mounted to the front of a raceway. When raceways are used, they shall be integrated into the cabinet, screened by a panel, or as the base for the individual letters.

FREESTANDING SIGNS	
1.) Formula for calculating freestanding sign sq. footage (Max Sq Footage- Primary & Secondary signs):	<p>1. Freestanding Sign Allowances for a Development Project with a Gross Floor Area Less than 30,000 Square Feet. Development project width at the property line abutting the street that the freestanding sign is to be place adjacent to:</p> <p>Monument Sign: Sum Total Area of Sign per Face 24 sqft.</p> <p>All Classifications: Any width abutting a street</p> <p>Monument Sign: 1 sign per street. Height 5 feet. Sum Total Area of Sign per face 24 sqft.</p> <p>2. Freestanding Sign Allowances for a Development Project with a Gross Floor Area Equal to or Greater than 30,000 Square Feet and Less than 60,000 Square Feet. Development project width at the street line abutting the street that the freestanding sign is to be place adjacent to:</p> <p>Tower Sign:</p> <p>Street Classification Arterial or Collector Equal to, or greater than, 300 feet 1 Sign Per Street. Height 15 feet. Sum Total Area of Sign per Face 50 sqft.</p> <p>Mid-Size Monument Sign:</p> <p>Street Classification Arterial or Collector Equal to, or greater than, 300 feet 2 Signs Per Street. Height 8 feet. Sum Total Area of Sign per Face 30 sqft.</p> <p>Street Classification Arterial or Collector: Less than 300 feet 1 Sign Per Street. Height 8 feet. Sum Total Area of Sign per Face 24 sqft.</p> <p>Street Classification Arterial or Collector: Equal to, or greater than, 300 feet 1 Sign Per Street. Height 8 Feet. Sum Total Area of Sign per Face 24 sqft.</p> <p>Street Classification Unclassified: Less than 300 feet 1 Sign Per Street. Height 6 feet. Sum Total Area of Sign per Face 24 sqft.</p> <p>Monument Sign:</p> <p>Street Classification Arterial or Collector Equal to, or greater than, 300 feet 1 Sign Per Street. Height 5 feet. Sum Total Area of Sign per Face 24 sqft.</p> <p>Street Classification Arterial or Collector Less than 300 feet 1 Sign Per Street. Height 5 feet. Sum Total Area of Sign per Face 24 sqft.</p> <p>Street Classification Unclassified: Equal to, or greater than, 300 feet 1 Sign Per Street. Height 5 feet. Sum Total Area of Sign per Face 24 sqft.</p>
2.) # F/S Signs allowed:	See above.
Internal illumination allowed:	See Attached signs.
3.) Height Maximum:	See above.
Clearance from grade to sign:	Tower signs minimum height of ten (10) feet to the bottom of the sign.
4.) Set-back of sign from right-of-way or property line:	All permanent freestanding signs shall be set back a minimum of fifteen (15) feet from back of curb, unless a lesser setback is approved.

2.) Variance time frame?	2-4 months.
3.) Variance document deadline?	4-6 weeks prior to meeting.
4.) Variance meeting dates?	The Board of Adjustment meets once per month, generally on the 1st Wednesday of https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/fomal-submittal-forms/BOA+Development+Application+Checklist.pdf
5.) Variance documents required?	10-15 copies.
6.) How many sets?	20%
7.) Likelihood of variance approval?	

MISC. NOTES

https://library.municode.com/az/scottsdale/codes/code_of_ordinances?nodeId=VOLII_APXBBAZOOR_ARTVIIIISIRE_S8.5_15ALDECOINMIUSD

This code check is provided with the assumption that you will get the landlord / property owner approval. The information herein is limited to what the city has told us, and we cannot be responsible if they do not inform us that a sign plan is in place. We strongly encourage you to check your lease for sign criteria and to apply for permits before manufacturing a sign. Sign criteria is reported as presented to us as of the "Completion Date". ETD is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. It is understood that a permit will be obtained prior to manufacture, if required by authorities. The recipient of this code check understands and agrees to the following: This code check is not exclusive and should not be used in place of the sign ordinance/code for said city. Please use the definitions, prohibitions and exemptions of the ordinance in conjunction with this code check. This code check is good for the day on which it is completed only. Information contained herein is a guideline and should not in any way be taken as a permit approval. Signs should not be produced until the permit has been issued. Zoning approval is often subject to interpretation that said official makes of the ordinance for their city/county/township; we cannot be held responsible for verbal answers and interpretation. This code check is completed without the knowledge of specific project details and Expedite The Diehl does not assume any liability, we simply provide the code information based on the current code. This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. It is understood that a permit will be obtained prior to manufacture, if required by authorities.